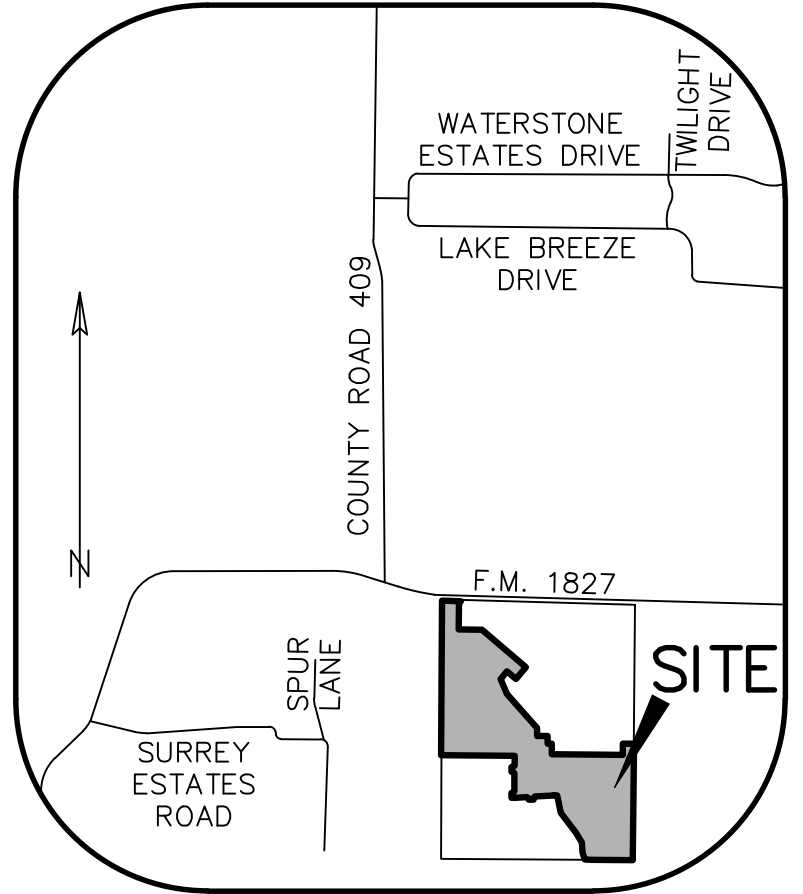


CHARLES F. BOOHER, JR.
PART OF CALLED 40 ACRES
DOC. NO. 95-0035067
O.P.R.C.C.T.

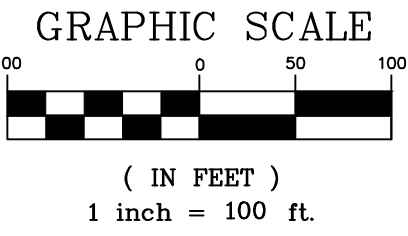
FARM-TO-MARKET ROAD 1827
(90 FOOT WIDE R.O.W.)

EASTRIDGE PHASE 3
VOL. 2024, PG. 599
O.P.R.C.C.T.

20' ALTOGA WATER SUPPLY
CORP. EASEMENT
VOL. 658, PG. 57
O.P.R.C.C.T.



VICINITY MAP
N.T.S.



LEGEND

POB POINT OF BEGINNING
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
CIRS CAPPED IRON ROD SET
CM CONTROL MONUMENT
S.F. SQUARE FEET
MON. MONUMENT
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
PAGE PAGE
UE UTILITY EASEMENT
WE WATER EASEMENT
DE DRAINAGE EASEMENT
PDE PRIVATE DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT
BL BUILDING LINE
MFFE MINIMUM FINISHED FLOOR ELEVATION
N.T.S. NOT TO SCALE
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

"PRELIMINARY-FOR REVIEW PURPOSES ONLY"

FINAL PLAT

SILVERTRAILS
PHASE 2

216 RESIDENTIAL LOTS
6 OPEN SPACE LOTS

48.038 ACRES OUT OF THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
COLLIN COUNTY, TEXAS

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412

PATEL AND PATEL, LLC.

BLUE JASMINE TX INVESTMENTS, LLC.

BADE, LLC.

DUGGI, LLC.

KUTHURU, LLC.

GOURI DUGGI

OWNER

2904 Shady Creek Drive
Flower Mound, Texas 75022

D.R. HORTON-TEXAS, LTD

FUTURE OWNER/DEVELOPER

4302 Miller Road
Rowlett, Texas 75088

(469)-974-6540

JB PARTNERS, INC.

SURVEYOR/ENGINEER

2121 Midway Road, Suite 300
Carrollton, Texas 75006

(972) 248-7676

Contact: Jesus Ramirez

TBPE No. F-438

TBPLS No. 10076000

DATE: AUGUST 13, 2025

Sheet 2 of 3

PREPARED BY: JME CHECKED BY: XXX DATE: XX/XX/20XX

JMA ESTATES, LLC
CALLED TRACT 3-40.00 ACRES
DOC. NO. 2022000151096
O.P.R.C.C.T.

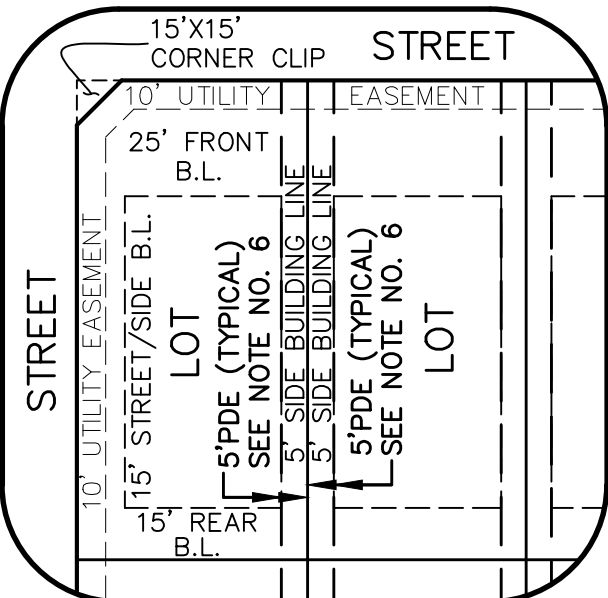
SHEET 2 MATCHLINE
SHEET 1 MATCHLINE

SHEET 2 MATCHLINE
SHEET 1 MATCHLINE

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N89°37'22"W	73.11'	L12	N89°35'33"W	20.80'	L23	S40°35'30"W	102.01'	L34	S44°34'19"E	21.21'	L45	N45°25'39"E	21.21'
L2	N17°05'19"W	79.96'	L13	N0°24'27"E	50.00'	L24	N43°58'12"W	28.58'	L35	S46°20'27"E	20.55'	L46	N37°17'52"E	25.00'
L3	N31°3'57"W	101.36'	L14	S89°35'33"E	15.00'	L25	N44°34'19"W	21.21'	L36	S44°34'21"E	21.21'	L47	S0°25'41"W	35.00'
L4	N30°58'34"W	118.75'	L15	N45°09'25"E	21.31'	L26	S44°13'17"W	20.76'	L37	S45°25'39"W	21.21'	L48	S0°25'41"W	35.00'
L5	N89°34'21"W	20.89'	L16	N44°34'56"W	21.21'	L27	S45°25'41"W	21.21'	L38	N44°34'21"W	21.21'	L49	N0°25'39"E	35.00'
L6	S43°38'57"W	21.85'	L17	N89°35'33"W	15.00'	L28	S44°34'19"E	21.21'	L39	N45°25'39"E	21.21'	L50	N0°24'27"E	53.57'
L7	S0°24'27"W	15.06'	L18	N0°24'27"E	50.00'	L29	N44°13'17"E	20.76'	L40	S44°34'21"E	21.21'	L51	S89°35'33"E	20.80'
L8	N89°35'33"W	50.00'	L19	S89°35'33"E	15.02'	L30	S45°25'41"W	21.21'	L41	S45°25'39"W	21.21'	L52	N60°03'13"W	16.80'
L9	N0°24'27"E	11.99'	L20	N45°25'04"E	21.22'	L31	S44°34'19"E	21.21'	L42	S44°34'21"E	21.21'			
L10	N46°21'03"W	20.55'	L21	N0°25'41"E	101.74'	L32	N44°34'56"W	21.22'	L43	N44°13'15"E	20.76'			
L11	S86°53'26"W	122.23'	L22	N49°24'30"W	119.41'	L33	N45°25'04"E	21.21'	L44	N89°35'33"W	55.01'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	3°32'13"	310.00'	19.14'	9.57'	S88°39'32"W
C2	3°31'02"	360.00'	22.10'	11.05'	S88°38'57"W
C3	3°31'02"	335.00'	20.56'	10.29'	N88°38'57"E

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C4	3°32'13"	335.00'	20.68'	10.34'	S88°39'32"W



TYPICAL LOT DETAIL
N.T.S.

OWNER'S CERTIFICATE §
STATE OF TEXAS §
COUNTY OF COLLIN §
LEGAL DESCRIPTION
(48.038 ACRES)

BEING a parcel of land located in Collin County, Texas, a part of the Thomas A. Rhodes Survey, Abstract Number 741, and being a part of that called 123.482 acre tract of land described in deed to D.R. HORTON–TEXAS, LTD as recorded in Document Number _____, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod found at the southeast corner of said 123.482 acre tract, said point being in the west line of that called 252.1985 acre tract described in deed to Castlerock Communities LLC as recorded in Document Number 2022000074308, Official Public Records of Collin County;

THENCE North 89 degrees 29 minutes 05 seconds West, 428.00 feet along the common line of said 123.482 acre tract and said 252.1985 acre tract to a one–half inch iron rod found for corner, said point being the northeast corner of that called 99.097 acre tract of land described in deed to Newind, LLC as recorded in Document Number 20160620000773300, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 37 minutes 22 seconds West, 73.11 feet along the common line of said 123.482 acre tract and said 99.097 acre tract to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 17 degrees 05 minutes 19 seconds West, 79.96 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 03 degrees 13 minutes 57 seconds West, 101.36 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 30 degrees 58 minutes 34 seconds West, 118.75 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 37 degrees 28 minutes 35 seconds West, 263.92 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 11 degrees 04 minutes 46 seconds West, 181.82 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 34 minutes 21 seconds West, 20.89 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southwesterly 19.14 feet along a curve to the left having a central angle of 03 degrees 32 minutes 13 seconds, a radius of 310.00 feet, a tangent of 9.57 feet, and whose chord bears South 88 degrees 39 minutes 32 seconds West, 19.13 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 86 degrees 53 minutes 26 seconds West, 193.23 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 43 degrees 38 minutes 57 seconds West, 21.85 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 24 minutes 27 seconds West, 15.06 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 35 minutes 33 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 24 minutes 27 seconds East, 11.99 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 46 degrees 21 minutes 03 seconds West, 20.55 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 86 degrees 53 minutes 26 seconds West, 122.23 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE Southwesterly 22.10 feet along a curve to the right having a central angle of 03 degrees 31 minutes 02 seconds, a radius of 360.00 feet, a tangent of 11.05 feet, and whose chord bears South 88 degrees 38 minutes 57 seconds West, 22.10 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 35 minutes 33 seconds West, 20.80 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 24 minutes 27 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 35 minutes 33 seconds East, 15.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 45 degrees 09 minutes 25 seconds East, 21.31 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 25 minutes 41 seconds East, 189.86 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 44 degrees 34 minutes 56 seconds West, 21.21 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 35 minutes 33 seconds West, 15.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 24 minutes 27 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 35 minutes 33 seconds East, 15.02 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 45 degrees 25 minutes 04 seconds East, 21.22 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 25 minutes 41 seconds East, 101.74 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 89 degrees 35 minutes 33 seconds West, 766.03 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner, said point being in the west line of said 123.482 acre tract, said point also being in the east line of that called Tract 3–40.00 acre tract of land described in deed to JMA Estates, LLC as recorded in Document Number 2022000131096, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 25 minutes 41 seconds East, 1,609.45 feet along the common line of said 123.482 acre tract and said Tract 3–40.0 acre tract to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 88 degrees 22 minutes 04 seconds East, 195.04 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 46 degrees 01 minutes 25 seconds West, 27.99 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 25 minutes 41 seconds West, 275.96 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 53 minutes 09 seconds East, 243.93 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 49 degrees 11 minutes 15 seconds East, 600.37 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 40 degrees 48 minutes 45 seconds West, 159.56 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 49 degrees 24 minutes 30 seconds West, 119.41 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 40 degrees 35 minutes 30 seconds West, 102.01 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 22 degrees 02 minutes 42 seconds East, 169.51 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 41 degrees 35 minutes 03 seconds East, 475.15 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 25 minutes 39 seconds West, 81.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 34 minutes 21 seconds East, 110.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 25 minutes 39 seconds West, 79.78 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 34 minutes 21 seconds East, 45.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 00 degrees 25 minutes 39 seconds West, 110.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 34 minutes 21 seconds East, 740.00 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE North 00 degrees 25 minutes 39 seconds East, 114.86 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;

THENCE South 89 degrees 34 minutes 21 seconds East, 113.40 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner, said point being in the east line of said 123.482 acre tract, said point being in the west line of said 252.1985 acre tract;

THENCE South 00 degrees 29 minutes 27 seconds West, 1,210.62 feet along the common line of said 123.482 acre tract and said 252.1985 acre tract to the POINT OF BEGINNING and containing 2,092,546 square feet or 48.038 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **D.R. HORTON–TEXAS, LTD** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **SILVERTRAILS PHASE 2**, an addition to Collin County, Texas and does hereby dedicate, in fee simple, to the **COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412**, the streets, and other public improvements shown thereon. The That **D.R. HORTON–TEXAS, LTD** does herein certify the following:

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

David L. Booth, an Authorized Agent for D.R. HORTON–TEXAS, LTD

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David L. Booth, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK W. HARP, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of Collin County, Texas.

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND, this ____th day of _____, 2025.

Notary Public in and for the State of Texas.

CERTIFICATION OF COLLIN COUNTY COMMISSIONERS COURT

I hereby certify that the attached and foregoing Final Plat of the “**SILVERTRAILS PHASE 2**” to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the ____ day of _____, 2025 at a meeting held in accordance with Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvements shown of the Final Plat.

Collin County Judge, Chris Hill

"PRELIMINARY–FOR REVIEW PURPOSES ONLY"

FINAL PLAT

SILVERTRAILS
PHASE 2

216 RESIDENTIAL LOTS
6 OPEN SPACE LOTS

48.038 ACRES OUT OF THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
COLLIN COUNTY, TEXAS

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT CR412

PATEL AND PATEL, LLC.

BLUE JASMINE TX INVESTMENTS, LLC.

BADE, LLC.

DUGGI, LLC.

KUTHURU, LLC.

GOURI DUGGI

OWNER

2904 Shady Creek Drive
Flower Mound, Texas 75022

D.R. HORTON–TEXAS, LTD FUTURE OWNER/DEVELOPER
4302 Miller Road (469)–974–6540
Rowlett, Texas 75088

JBI PARTNERS, INC.

SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006
Contact: Jesus Ramirez
TBPE No. F–438 TBPLS No. 10076000

DATE: AUGUST 13, 2025

Sheet 3 of 3

PREPARED BY: JME CHECKED BY: XXX DATE: XX/XX/20XX